

PLANNING COMMISSION MINUTES
September 1, 1998

Present: Chairman Lois Williams, Vice-Chairman Dean Thurgood, Dick Dresher, Al Hess, Mark Green, Paul Summers, City Council Representative Barbara Holt, City Engineer Paul Rowland, City Attorney Rusty Mahan, Recording Secretary Connie Feil.

Absent: Blaine Gehring

Lois Williams welcomed all those present and introduced the Planning Commission Members. Dick Dresher made a motion to approve the minutes for July 21, 1998 with two spelling corrections. Barbara Holt seconded the motion as amended and voting was unanimous. Mark Green made a motion to approve the minutes for August 4, 1998 as written. Dean Thurgood seconded the motion and voting was past by majority vote. Dick Dresher abstained from voting.

Rusty Mahan mentioned that there will be a training meeting on September 8, 1998 for Board of Adjustment and Planning Commission Members those attending please let Connie know. There is also a conference on October 2, 1998, those wanting to attend please send in application to Blaine by Friday, September 4, 1998.

Subdivisions

1. Consider final approval for Eagle Ridge Subdivision, Plat D.

Kent Hoggan, developer, was present. Paul Rowland explained that at the conclusion of the July 21, 1998 meeting, the Commission tabled this approval until all of the items expressed by the Commission as concerns (steep lots, long cul-de-sac, large cuts, Questar gas line, lack of turn-around, etc.) could be worked out. One of the concerns expressed at our last meeting was the cuts and fills generated by the road. With the gas line located where it is, the road will have to be filled in order to meet the grade of the line. In this case, the up hill lots will not be cut as much as it appears they might be. The other side of the road however will have grading from the cut of North Ridge Drive below that almost all of the way to the street. Lots 402 and 403 will be difficult steep lots with houses at the very edge of a large steep cut slope.

Another of the concerns voiced at the last meeting was the lack of a turnaround on the developer's property at the end of street. As a result of discussions between staff members since that meeting. Mr. Rowland requested that Mr. Hoggan's engineer resubmit the subdivision showing a 70 ft. diameter turnaround paved at the end of the development, without going through a complete revision of the construction drawings or making any permanent revisions to the plat. Mr. Rowland presented a copy of the plat showing how a turnaround could be constructed, along with a copy of the plat showing a full cul-de-sac constructed at the ordinance required 600 ft. maximum length. Review of the construction drawings shows that a 70 dia. turnaround could be accommodated without excessive cuts or fills.

One other concern addressed was the long cul-de-sac problem. The road as proposed provides the solution to a couple of problems we currently face with access into the Lions Club shooting range. It provides a paved access all of the way to the shooting range entrance, solves some of the runoff problems from above and the Street Department will no longer have to grade the gravel road several times a year for the Lions Club. On the other hand, the road extended as proposed, creates two very difficult lots as mentioned.

Because of the overall concerns about the difficulties involved with this development, Staff recommends that the plat revised and resubmitted with a full cul-de-sac at the 600 ft. point as required by ordinance with the following conditions:

1. Revise the plat and construction drawings with the cul-de-sac at the required 600 ft. length.
2. Meet all of the requirements for subdivision construction under the Foothill section of the Zoning ordinance including the length and diameter of a cul-de-sac.
3. Revise the plan to complete the grading of the steep slope that extends from North Ridge Drive through 402 and 403 in order to meet the new configuration of lots.
4. Provide access right-of-way to the Forest Service property to satisfy any existing access rights to the shooting range.

Rusty Mahan explained that the recommendation of Staff for a cul-de-sac at 600 ft. should be maintained with this project as all others have been required to do so.

Kent Hoggan explained that lots 401 and 409 are the best lots and are flatter. Lots 402 and 403 are the most difficult because of they are so steep and have drainage problems. Mr. Hoggan suggested that maybe lots 402 and 403 be eliminated and added onto lots 401 and 404. This could make it much easier to design the drainage from the slopes. Mr. Hoggan feels that it would be better to eliminate the two lots and continue the road to the top. This will create a more gradual slope between the upper and lower road.

There was a lengthy discussion about the possibilities of the cul-de-sac at 600 feet and the possibilities of the cul-de-sac being longer, eliminating lots 402 and 403, drainage of water and sewer. There are a lot of concerns with the development of these lots.

Mr. Hoggan asked to table this so he can meet with Balling Engineering to redesign his plans for a better placement for the cul-de-sac, possibly somewhere between the 600 ft. point and the end of the property, water and sewer drainage and the possibility of eliminating lots 402 and 403. Paul Summers made a motion to table the final approval for Eagle Ridge Subdivision, Plat D until Mr. Hoggan returns with a redesigned set of plans. Al Hess seconded the motion and voting was unanimous.

Miscellaneous

1. Presentation by Weber Basin Water Conservancy District expansion

Paul Rowland mentioned that the Weber Basin Water Treatment plant is located on Davis Blvd. and about 100 North. About one year ago Weber Basin started a series of three phases to upgrade the treatment plant. This treatment plant does service some of Bountiful but is the primary source of water to Centerville and North Salt Lake. Woods Cross and West Bountiful also receives some of the water. This treatment plant benefits all of Davis County.

Phase one was done last year with some work done to the inside of the existing treatment plant building. Phase two was building a chemical storage building. In this phase there will be only one building above ground which will house their emergency generator. The rest will be all underground. During the construction they might have to use some of Bountiful's storage capacity. This is a Federal Government Reserve so the City has no jurisdiction over it so this is just an update on what is happening.

A motion was not needed since this is just an update for the City.

2. Consider new zoning designations for the newly annexed area in Val Verda

Rusty Mahan explained that this past Wednesday evening, the City Council passed Ordinance 98-14 officially annexing the remaining island area in Val Verda. There were several apartments annexed with that and a straight single family zoning. Staff is asking the Planning Commission to recommend to the City Council on how to zone this new area. The goal of the zoning is to make everything a conforming use as it now is.

It is proposed to zone the single family areas Single Family R-1-6.5. The remaining areas are apartments and condos which will be Multiple Family R-3-16. These zones are what is being proposed for approval. With these zones no one will be non-conforming but will remain as before.

Mark Green made a motion to recommend to the City Council approval of the zone for the new annexed Val Verda area. Dean Thurgood seconded the motion and voting was unanimous.

Meeting adjourned at 8:05 P.M.